

Crossroads *Plaza*

6110-6176 BROADWAY · MERRILLVILLE, INDIANA



NOW LEASING — 3 SPACES AVAILABLE

52,000 SF

RETAIL / INDUSTRIAL / WAREHOUSE

\$5.00 /SF NNN

12,000 SF

RETAIL / FLEX

\$7.00 /SF NNN

4,400 SF

RETAIL STOREFRONT

\$9.00 /SF NNN

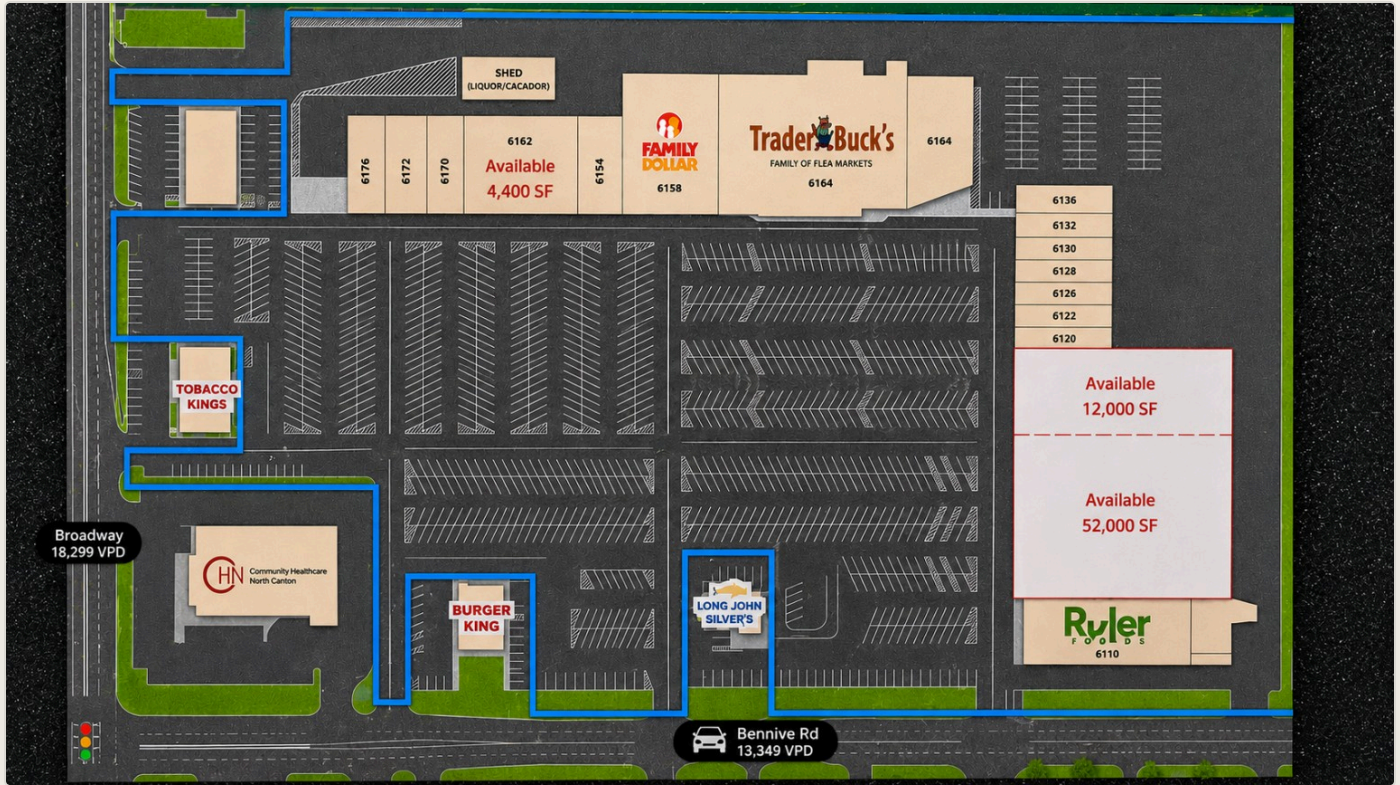
LEASING CONTACT

Ankur Singhal

(630) 503-6622

The Property

MERRILLVILLE, IN



AVAILABLE SPACE	CONFIGURATION	RATE	LOCATION & TRAFFIC
52,000 SF	Retail / industrial / warehouse	\$5.00 /SF NNN	18,299 VPD — BROADWAY
12,000 SF	Retail / flex	\$7.00 /SF NNN	13,349 VPD — BENNIVE RD
4,400 SF	Retail storefront	\$9.00 /SF NNN	68,400 TOTAL SF AVAILABLE

3 FLEXIBLE UNITS

ESTABLISHED CO-TENANCY

- Ruler Foods
- Family Dollar
- Trader Buck's
- Burger King
- Long John Silver's
- Tobacco Kings
- Community Healthcare

52,000 SF

\$5.00

PER SF · NNN

Retail / Industrial / Warehouse Space

Two Dock-High Doors

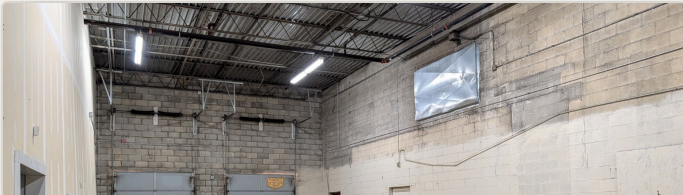
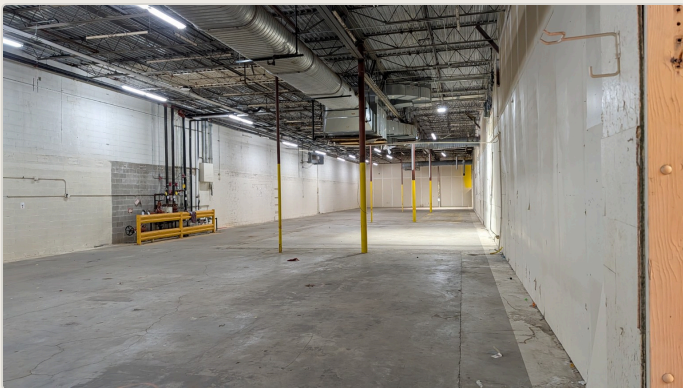
18-20' Clear Ceilings

Dedicated Office Area

Massive Open Floor Plan

Excellent Lighting

Warehouse / Showroom Flex

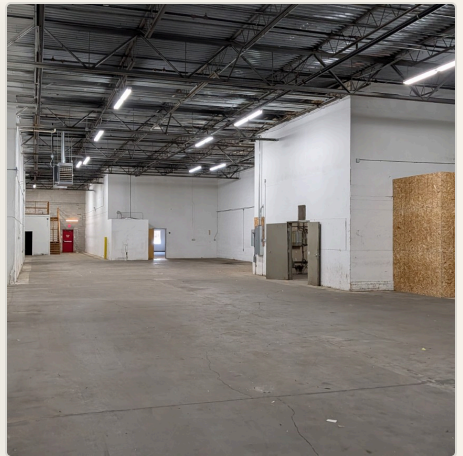


12,000 SF

Retail / Flex Space

\$7.00
PER SF · NNN

- Front Office / Showroom
- Two Loading Docks
- Multiple Private Offices
- Reception Area
- Mezzanine
- 18-20' Ceilings
- Open Warehouse



4,400 SF

Retail Storefront

\$9.00

PER SF · NNN

- Glass Storefront
- ±44' Frontage
- ±100' Depth
- Excellent Visibility
- Flexible Retail / Office Layout



FOR LEASING INFORMATION

Schedule a *tour* of Crossroads Plaza.

Flexible retail, industrial, and warehouse space along a high-traffic Broadway corridor in Merrillville — anchored by Ruler Foods and an established roster of national co-tenants. Spaces lease individually or in combination.

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4,400 SF	Retail storefront	\$9.00 /SF NNN



52,000 SF
RETAIL / INDUSTRIAL / WAREHOUSE



12,000 SF
RETAIL / FLEX



4,400 SF
RETAIL STOREFRONT